

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

STAFF REPORT

Hearing Date/Agenda Number
P.C. 12-11-02, item 4.a.

File Number
PDC02-084

Application Type
Planned Development Rezoning

Council District
3

Planning Area
Central

Assessor's Parcel Number(s)
259-20-061

PROJECT DESCRIPTION

Completed by: David Tynn

Location: Northwest corner of Bassett Street and N. First Street

Gross Acreage: 1.61

Net Acreage: 1.48

Net Density: 28.4

Existing Zoning: LI Light Industrial

Existing Use: Parking Lot

Proposed Zoning: A(PD)

Proposed Use: 42 Single-family attached residential units

GENERAL PLAN

Completed by: DT

Land Use/Transportation Diagram Designation
Residential Support for the Core (25+ DU/AC)

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: DT

North: Rail Road tracks & Residential

LI Light Industrial & A(PD)

East: Residential, Offices, County Courts Library

A(PD), Light Industrial

South: Residential

A(PD)

West: Elevated Roadway

LI Light Industrial

ENVIRONMENTAL STATUS

Completed by: DT

☒ Environmental Impact Report found complete 4-27-99 (Downtown EIR)
☐ Negative Declaration circulated on
☐ Negative Declaration adopted on

☐ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: DT

Annexation Title: Original City

Date: 3-27-1850

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Approval
☐ Approval with Conditions
☐ Denial

Date:

Approved by: _____
☐ Action
☒ Recommendation

APPLICANT/OWNER/DEVELOPER

Redevelopment Agency of the City of San Jose
50 West San Fernando Street, 11th floor
San Jose, CA 95113
Attn. John Weis

Classic Communities, Inc
1068 East meadow Cir.
Palo Alto, CA 94303
Attn. Scott Ward

PUBLIC AGENCY COMMENTS RECEIVED**Completed by: DT****Department of Public Works**

See attached memo

Other Departments and Agencies

See attached memos from Police dated November 12, 2002, Fire dated November 7, 2002, Environmental Services dated November 7, 2002 and the Airport dated November 1, 2002.

GENERAL CORRESPONDENCE

See attached letter sent by Classic Communities to the neighborhood dated November 4, 2002.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant, The City of San Jose Redevelopment Agency/Classic Communities, proposes up to 42 single-family attached residential units on 1.48 net acres at a net density of 28.4 dwelling units per acre. The site is currently used as a parking lot.

The surrounding uses are; the Union Pacific Railroad tracks and single-family attached residential (41 DU/AC) to the north, North First Street, the Light Rail and single-family attached residential, offices and the County Courts Library to the east, Bassett Street and multi-family attached residential, (Villa Torino, 51 DU/AC) to the south and the Coleman Avenue/ Market Street over crossing and construction storage on the other side of the overpass to the west.

The project consists of seven buildings that vary in height from 3 to 4 stories. Each unit is proposed to have its own private garage. Open guest parking is provided on the west end of the project as well as at the end of each driveway.

The City Council selected the developer, Classic Communities, to develop this property which is currently owned by the San Jose Redevelopment Agency. At Council direction, the Redevelopment Agency and Classic Communities have filed this project in an effort to be heard by Council prior to the end of the year. Staff is working to meet this timeline and has set the project for Planning Commission on December 11 and the last City Council hearing of the year, on December 17.

This project is located in a Redevelopment area and will be required to enter into an affordability agreement to provide affordable residential units, prior to the issuance of building permits or a final map, to the satisfaction of the Director of Planning and the Director of Housing.

ENVIRONMENTAL REVIEW

The potential environmental impacts of this project were addressed by the Downtown Environmental Impact Report, Resolution No.68839, adopted by the City Council March 27, 1999. Traffic impacts were included in the EIR analysis. Public Works staff has also completed an operational traffic analysis for this project. The proposed project meets the City's Transportation Level of Service Policy. A project specific noise analysis was prepared by Charles M. Salter Associates, Inc. Noise mitigation measures will be incorporated into the project at the Planned Development permit stage.

GENERAL PLAN CONFORMANCE

This site has a General Plan Land Use Transportation Diagram designation of Residential Support for the Core (25+ DU/AC). At a density of 28.4 DU/AC the proposed project is in conformance with this General Plan designation. This designation allows high density residential uses to create a balanced community for the urban core of San Jose.

ANALYSIS

The primary project issues are 1) interface with surrounding uses, 2) design guideline conformance, and 3) parking and circulation.

Interface with Surrounding Uses

This project is bounded on all sides by transportation facilities: the Union Pacific Rail Road to the north, North First Street and the Light Rail to the east, Bassett Street to the south and the Market Street/ Coleman Avenue over-crossing to the west. This project has an urban interface with the surrounding uses. A soundwall will be installed along the property line adjacent to the rail road. A 35 foot building separation to the Coleman Avenue over-crossing is proposed, a 15 foot building setback from the curb is proposed on Bassett Street, and a 22 foot building setback from the curb is proposed on N. First Street.

Conformance with Residential Design Guidelines

This project proposes adequate separation between the proposed buildings. Private and common open space areas are provided for the residents outside the front doors and in the landscaped areas located at the ends of each building. The project substantially conforms to the RDG

Parking and Circulation

The project design includes private garages for each unit. Each garage has a garage door that is accessed from a private driveway. Additional open guest parking is available at the ends of the building and at the west end of the project next to the Coleman Avenue elevated roadway. Overall the project proposes 89 parking spaces which is consistent with the Residential Design Guidelines parking requirements. The units can be accessed either through the garage or through a front entry.

Police Department Comments

In their memo dated November 12, the Police Department had a variety of relevant crime prevention comments related to onsite lighting, security and safety. These detailed issues will again

be reviewed at the Planned Development permit stage. Staff anticipates a PD permit to be filed early in 2003.

PUBLIC OUTREACH

A public hearing notice for the project was published in a local newspaper and mailed to all property owners and tenants within 500 feet of the subject site. A variety of community meetings have been held by the developer. Staff attended the meeting on November 13. Some of the key issues raised by area residents were:

1. The need to have adequate loading space for service vehicles such as moving trucks and repair vehicles.
2. Provide adequate curb space for garbage and recycling bins.
3. Residents reminded the developer that design of entries, open space and parking should consider security and safety issues. Loitering and burglary has been an issue in the area.

Listed below are the meetings held for the public to review and comment on this project.

Hensley Historic HOA, Erik Schoennauer, Vice Chair

Date: Wed. 10/9

Time: 11:00 a.m.

Sobrato Development Companies, John Shenk, Sr. Vice President

Date: Wed. 10/9

Time: 3:00 p.m.

Vendome HOA David Pandori, President

Date: Mon. 11/4

Time: 6:00 – 7:00pm

Ryland Mews HOA, Richard Nichols, President

Date: Wed. 11/6

Time: 1:30 – 2:30pm

Ryland Mews HOA Board Mtg

Date: Tues. 11/12

Time: 7:00 – 8:00pm

1,000 Foot Radius Community Mtg

Date: Wed. 11/13

Time: 7:00 – 8:30pm

Vendome HOA Board Mtg

Date: Thurs. 11/14

Time: 7:00-8:00pm

Villa Torino Resident Open House

Date: Mon. 11/25

Time: 7:00-8:00pm

CONCLUSION

Overall, the proposed project conforms to the Residential Design Guidelines, parking requirements, open space requirements and provides adequate separation from the surrounding urban uses. The applicant has held numerous public meetings offering an opportunity for the neighborhood to view the proposed project.

RECOMMENDATION

Planning staff recommends the Planning Commission forward a recommendation of approval and the City Council approve the project for the following reasons:

1. The proposed project is consistent with the site's General Plan Land Use Designation of Residential Support for the Core.
2. The project will provide housing to support the Downtown Core consistent with the Downtown Strategy Plan.
3. Overall, the project is in conformance with the Residential Design Guidelines for parking, open space and building separations.
4. There has been extensive public outreach to the neighborhood and residents nearby.

Attachments

DT:ll/207-02